

**EXHIBIT B - CONDITIONS OF APPROVAL
DRC2014-00073 Lindell**

Approved Demolition and Development

1. This Minor Use Permit authorizes the construction of a 258 square-foot deck to an existing single family residence. This project includes the demolition of an unpermitted ground-level deck and spiral staircase located within the bluff setback and restoring disturbed areas with landscaping (including removable pavers). The project will result in no permanent disturbance of the 5,000 square-foot residential parcel.

Conditions required to be completed at the time of application for construction permits

2. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans and construction documents shall be consistent with the currently adopted California Codes.

Site Development

3. **At the time of application for construction permits**, plans submitted shall show all development consistent with the approved site plan, floor plan and architectural elevations.
4. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

Fire Safety

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, to be prepared at the time of application for construction permits by the Cayucos Fire Department for this proposed project.

Lateral Access

6. **Prior to issuance of construction permits**, the applicant shall execute and record an offer of dedication for lateral access which shall include 25 feet of dry sandy beach available at all times during the year (pursuant to the requirements of Section 23.04.420 of the Coastal Zone Land Use Ordinance).

Shoreline Development

7. **Prior to issuance of construction permits**, the property owner shall record a deed restriction against the property that ensures that no shoreline protection structure shall be proposed or constructed to protect the development, and which expressly waives any future right to construct such devices that may exist pursuant to Public Resources Code Section 30235 and the San Luis Obispo certified LCP.

Liability

8. **Prior to issuance of construction permits**, the property owner shall execute and record a deed restriction which acknowledges and assumes the risks of wave action, erosion, flooding, landslides, or other hazards associated with development on a beach or bluff and waives any future claims of damage or liability against the permitting agency and agrees to indemnify the permitting agency against any liability, claims, damages or expenses arising from any injury or damage due to such hazards.

Conditions to be completed during project construction

Grading, Drainage, Sedimentation and Erosion Control

9. **Prior to or concurrently with on-site grading activities**, permanent erosion control devices shall be installed.
10. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
11. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
12. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
13. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.
14. Appropriate sedimentation measures to be implemented at the end of each day's work.

Conditions to be completed prior to final building inspection /establishment of the use

15. **Prior to final inspection**, whichever occurs first, the applicant shall obtain final inspection and approval from Cayucos Fire Department of all required fire/life safety measures.
16. **Prior to final inspection**, the applicant shall remove the unpermitted rear deck and spiral staircase from the bluff setback. The disturbed area shall be restored with landscaping (which may include removable pavers).
17. **Prior to final inspection**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

On-going conditions of approval (valid for the life of the project)

18. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.

ATTACHMENT 02

19. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.